



**APPROVED JUNE 15, 2006**  
**SCOTTSDALE DEVELOPMENT REVIEW BOARD**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**JUNE 1, 2006**  
**STUDY SESSION MINUTES**

**PRESENT:** R. Littlefield, Councilman  
Jeremy A. Jones, Vice Chairman  
Steven Steinke, Commissioner  
E.L. Cortez, Design Member  
David Brantner, Development Member

**ABSENT:** Michael Schmitt, Design Member  
Michael D'Andrea, Development Member

**STAFF:** Lusia Galav  
Don Hadder  
Tim Curtis  
Mac Cummins  
Frank Gray  
Dan Symer

**CALL TO ORDER**

The study session of the Scottsdale Development Review Board was called to order by Councilman Littlefield at 12:37 p.m.

1. **REVIEW DRB CASES**

**CONTINUANCES**

- |    |             |  |
|----|-------------|--|
| 5. | 116-DR-2005 | <u>7130-36 East Main Street Addition</u> |
| 6. | 117-DR-2005 | <u>7150 East Main Street Addition</u>    |

Ms. Galav noted that the Applicant for items 116-DR-2005 and 117-DR-2005 requested a continuance to a date to be determined.

**APPROVED JUNE 15, 2006 - bdf**

### **CONSENT AGENDA**

3. 36-DR-2003#2 Scottsdale First Assembly Dream Center

Ms. Galav reviewed that this case was before the Development Review Board based on the recently adopted new ordinance for signs in the scenic corridor.

In response to an inquiry by Vice-Chairman Jones, Mr. Hadder confirmed that the sign was to have a length of 14 feet with a height of 4 feet. Staff recommended approval, noting that the 14-foot length was more appropriate for the proposed lettering style than the typical ten foot maximum.

4. 21-PP-2005 Stetson Canal Project

Ms. Galav noted that this item was a replat which was in accordance with the development agreement; Applicant would like to consolidate parcels for one project.

7. 23-DR-2006 Coronado High School Wireless

Ms. Galav noted that this item was for approval of relocation of a communication facility in conjunction with the renovations being done at the high school.

Vice-Chairman Jones commented that this was the type of case that the Board had been decided would be handled by staff. Mr. Symer noted that the ordinance required DRB approval because of the location in a residential district. Mr. Jones opined that the parameters should be clarified for future cases.

8. 26-DR-2006 Shea & Scottsdale Retail Center

Ms. Galav reviewed that this application was for the site plan and elevations for a retail center on Shea Boulevard. Mr. Curtis distributed the materials board.

### **STUDY SESSION**

Ms. Galav reported that both the One Scottsdale-Planning Unit 11 and the SkySong presentations would be postponed until after the regular meeting, due to time constraints.

3. Granite Reef Circle Lofts

Mac Cummins reviewed the case, which was approved at the previous meeting with a stipulation that the Applicant come back during a study session with a lighter shade variation of one of the color choices. The Applicant presented the shade labeled F-1 which was two shades lighter than the previous shade and would create more contrast in order to emphasize the pop-outs and shapes of the building. The Board agreed that the new shade satisfactorily addressed their concerns.

## **ADMINISTRATIVE REPORT**

- 35-DR-2006 T-Mobile PH10925
- 42-DR-2006 Bella Villa condo Improvements

Ms. Galav reviewed the process that has been developed in order for staff to approve more minor cases. Applicants will submit a regular DRB application at which time a track will be assigned, a case file will be set up, and the application will be approved by staff. The general manager and the zoning administrator will make a decision as to whether staff approval would be appropriate.

Ms. Galav explained that upon approval, a sign would be posted in addition to the heads-up postcards that are mailed in every DR case. The final step will be for the case to come before the Development Review Board during the Administrative report. She invited the Board Members to provide input regarding the new system.

Ms. Galav noted that if the Board agreed, the two cases brought before them would be issued staff approvals.

In response to an inquiry by Commissioner Steinke, Ms. Galav noted seven days' notice would be given.

**Study session recessed at 12:48 p.m. to commence the regular meeting and continued at 1:07 p.m.**

### 2. SkySong

Ms. Galav introduced Phase III of the SkySong project. She reviewed that the Development Review Board had previously seen Phases I and II. Ms. Galav noted that Phase III was the residential component of the project consisting of 325 multifamily units on the southeast quadrant of the site and that an open house had been conducted the night before. She mentioned that the project would return for further discussion to the June 15, 2006 Development Review Board meeting and that final approval was anticipated for the July 13, 2006 meeting.

Gary Todd addressed the Board. He presented a brief highlight of the presentation given at the open house. Highlights included examples of characteristics seen in similar successful and viable mixed-use environments.

Mr. Todd presented an aerial revitalization map of the area depicting convenient walking distance from the center to within a five minute walk. He presented a contextual site plan of the facility and a modified framework plan reflecting the addition of the residential units.

The illustrative site plan depicted a park which would serve as the front door to the residential project, and two large courtyards. Mr. Todd presented each street depicting their individual contribution and the link between the residential and commercial facilities.

Mr. Todd reviewed color elevation and landscaping examples and compared them to the elevations of the sections of SkySong already being constructed. He noted that the goal is to have an interactive mixed-use environment that supports the innovative use of SkySong.

In response to a question by Vice-Chairman Jones regarding egress from the courtyards, Mr. Todd reviewed the site plan depicting the five courtyards. He confirmed that there would not be any entrances off of the courtyards into the parking structures. Mr. Todd noted that the courtyards were not closed off in order for pedestrians to be able to see the special environments being created.

Vice-Chairman Jones clarified that he was concerned that there should be two exits from the courtyards. He inquired whether people would need to go into a corridor to reach the street. Mr. Todd explained that the corridor continues with an option of traveling either left, right, or out into the courtyard; the corridor would be the only exit out of the courtyard. Each of the units has two exits, one of which enters a courtyard.

Vice-Chairman Jones commented on the exterior sketches of the units noting that the Development Review Board would like to see something unique for this area. He suggested that the Board would be interested in something urban with a unified design. Noting that he was in favor of the color choices, he opined that because of the scale of the other buildings each twelve-foot section did not need to be a different character and color.

In response to an inquiry by Board Member Cortez regarding pedestrian circulation within the courtyards, Mr. Todd explained that when coming in on the ground floor the units could be used to exit through to the exterior corridor. Mr. Todd confirmed for Councilman Littlefield that all of the courtyards exit through a corridor or a unit.

Vice-Chairman Jones inquired whether Mr. Todd was trying to say that there were totally exterior corridors leading back to the courtyards or you could go through doors to get into interior corridors to get to the rest of the units. Mr. Todd clarified that the corridors were entirely open breezeways with the exception of iron security gates.

Board Member Cortez commented that he was glad to hear the term breezeways, noting he would like to see as much porosity as possible while economically providing the necessary units and structural components to support the balance of the project. He opined that the idea of a cutting edge scenario would be well within the framework of what had been discussed for the entire project. He suggested that the Applicant push the limits and not hold back by trying to give the project a residential feel.

Mr. Todd stated that many of the comments that had been received were to push the envelope with a more edgy, contemporary design, which would be contrary to the guidelines. Board Member Cortez commented that the project was an exception to what the guidelines intended. He suggested checking with staff for allowances given the guidelines, noting that the Board would support pushing the envelope on this project.

Vice-Chairman Jones commented that it would be critical that SkySong be a special place, noting that the Board would support any real effort whether it matches the original concept or not. He challenged them to develop an authentic new desert urban architecture.

Councilman Littlefield warned that anything developed through public input on the Task Force not be ignored.

Vice-Chairman Jones stated that there was no reason to assume that a contemporary, unique, special design had to be uncomfortable; it could be potentially more interesting. He opined that the job of an architect was to find new, interesting ways to do things that do not require a degree in architecture to appreciate.

1. One Scottsdale-Planning Unit 11 (1-MP-2006)

Mr. Hadder reviewed the study session discussion on this item in February, noting that the Applicant would be presenting the revised version of the medcap.

Ms. Shelley McTee addressed the Board, noting that the revisions were based on comments and feedback received during individual meetings with Board Members as well as during the previous study session. She mentioned that the project would be brought back on an ongoing basis over the next couple of years. Highlights of her presentation included an aerial view of the area which depicted the approximate completion dates for the core area improvements and the conceptual master site plan. She reported that the development of surrounding roadways and the internal system along with the perimeter landscape buffers would be completed prior to the first phase of development.

Jeff Decker addressed the Board. He emphasized that more revised portions of the medcap as associated with the architecture and planning were the focus of the presentation. He reviewed the background and intentions for Board Members that were not familiar with the project.

Mr. Decker reviewed the intention to include two local architects of record under which two design firms would work to achieve a building-by-building, block by block design program. Two architects of record will take two blocks each and be responsible for permitting documents through the City which will ensure consistency and quality. The team was chosen based on the fact that a highly diverse architectural character is desired.

Mr. Decker reviewed the eight principles for design and place making which were developed as guidelines of framework, to be referred to as blocks, are brought into the Development Review Board. Principle one is that the project will be a mixed-use environment that blends retail, living, and working activities into a diversified community, including convenience, which is being addressed with the distribution of parking structures and valet opportunities. Principle two is architectural character, creating architectural diversity rooted in authenticity, integrity, and artistry appropriate for an emerging community. Innovative planning concepts will be integrated to create a memorable place. The principle

of spaces and connections will develop exterior environments, creating comfortable spaces and connections that promote social interaction. Visual expressions will be achieved by using a diversified composition of material, color, and lighting palettes. An investment would be made in planning and architectural design which would result in a legacy of timeless quality. Select opportunities would be utilized to integrate art into the architecture. Context would be established by promoting place and architectural design that responds to the climactic conditions and existing and anticipated use adjacencies. He noted that the uses of the project would be planned in relation to the freeway, Scottsdale Road, the state land, and the neighbors to the north.

Vice-Chairman Jones commented that it was nice to see the Applicant was in favor of light, space, lighting, and color. He noted that the Board was looking forward to seeing what becomes of their aspirations and reiterated that the Applicant should be commended for the level of challenge they have set.

Commissioner Steinke commented that this was one of the last prime opportunities to contextually work with the City of Phoenix along the 101 and take ideas and challenge beyond the limits and find a commonality. He noted his appreciation for the context idea being introduced.

Board Member Cortez commented that one of the things that should be underscored in the presentation is an anticipation of a regional expression for the solution to the development. This project is going to have a major impact on the City and it is imperative that a solution with a regional response to Scottsdale be reached. He noted unease with some of the photographs presented which were used to depict the ideas behind the principles. Mr. Decker stated that comments from the Development Review Board Members will be of value when moving forward with the building designs. Councilman Littlefield clarified that the photographs were not intended to be pictures of what the Applicant intends to build, but pictures of buildings that exhibit the concepts being addressed.

Councilman Littlefield remarked that the way to accomplish the goals of regional context would be for this development to be built first and to a high quality, which will challenge Phoenix to meet that higher standard.

## **ADJOURNMENT**

With no further business to discuss, Councilman Littlefield moved for adjournment at 2:20 p.m.

Respectfully submitted,  
AV-Tronics, Inc.